

October 20, 2021

ZOOM WEBINAR

The meeting convened at 9:30 A.M.

ATTENDANCE

Mr. W. Graves, City Manager  
Mr. L. Pompilii, Director, Planning & Building Services  
Mr. N. Bokma, Manager of Development and Compliance  
Ms. C. Penney, Secretary, Site Plan Control Committee

Other Staff Present: Jeff Bray, Director of Parks, Recreation and Property Management  
Adrienne Jefferson, Supervisor of Parks and Forestry

Regrets: Mr. C. Peck, Chief Building Official

Mr. Bokma called the tenth meeting of the 2021 Site Plan Control Committee to order.

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Mr. Graves – Mr. Pompilii

THAT: The minutes of the meetings held on September 23, 2021 be confirmed and note that the committee is rehearing Styles Drive (Block 50) application.

Carried.

NEW BUSINESS

**SPC 14-21 – Styles Drive (Block 50, Plan 11M-233)** – Proposed 3 storey apartment building with 15 units

Appearances

Doug Tarry, Doug Tarry Limited  
Martha Saucier, Doug Tarry Limited  
Deren Lyle, Cyril J. Demeyere Limited

Representation

Mr. Pompilii advised the committee that the application for Block 50 was heard last month. Staff identified an administrative error and recirculated the notice to hear the application again. He added that typically only adjacent property owners are circulated, however, the notice was expanded to all those who submitted comments prior to the meeting.

Mr. Pompilii advised the committee that several pieces of correspondence were received and reminded those in attendance that matters of demographics, the woodlot and tenancy matters are not items for discussion at the site plan meeting. He added there have been several comments about the walkway connection and woodlots, and while staff are aware of these concerns, this would not be part of the discussion.

Mr. Pompilii advised that the subdivision plan and site-specific zoning amendments were registered in 2019. Block 50 is within an R5 zone, where a 3-storey apartment building with 40 units is permitted. Block 49 is within a similar zone and permits apartment buildings, and a 3-storey building with 50 units is permitted. Mr. Pompilii reminded those in attendance that the use of the property is a decided matter and there is no mechanism for appeals through site plan control.

Mr. Tarry advised the committee that Styles Drive is not geared to income or low-income housing, however, is designed to address the missing middle piece in housing.

Mr. Graves requested clarification on the architectural building materials used on the exterior of the building. Mr. Tarry commented that the building is being designed to reduce the overall carbon footprint and that while materials are still being finalized, it will be similar to a veneered stone base and Louisiana Pacific siding.

Mr. Graves enquired about the garbage enclosure and the type that will be used. Mr. Tarry advised that there is no desire to use typical style garbage bins, that the intent is to use moloch containers with sealed lids, which will also limit any animal and odour issues.

Mr. Bokma advised the committee that staff have reviewed all submission materials, that minor comments were made at the previous site plan meeting and revisions have been made to the drawings.

Mr. Pompilii noted that the parking shown on the drawings exceeds what the zone requires. He requested to reduce the parking by at least 2 spaces and add additional landscaping to help minimize any potential impacts to the property to the south. He requested the plans be amended to remove spaces 26 and 27 on the plan.

Mr. Bokma opened the meeting up for questions from the public.

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Jake Romanowaski of 35 Weir Crescent had concerns with their being no retail or shops in the area and with the building being rental units, feeling that rentals will decrease the value over time in the Miller's Pond area.

Drew Ekes of 22 Foxtail Lane was concerned with transparency from the developer, originally having proposed townhouse units and now proposing an apartment building.

Matt Campbell of 22 Birchall Lane commented looking for clarification on the issue of trails in the area.

Mr. Bokma advised this is not something that is dealt with through site plan control and the committee cannot provide approval for this. Mr. Pompili added that the pathway was part of the draft plan approval, noting there was always a pathway connection, but staff are hearing the comments and outside of the committee staff are considering removing the pathway connection. He added that this process is outside of the site plan committee jurisdiction.

Laura Taylor of 31 Foxtail Lane was concerned with a comment made by a neighbour that the developer plans to charge below market rate for the units.

Mr. Tarry responded that he is looking at a specific type of financing with CMHC and the financing is assessed based on having a highly efficient building, a certain level of accessibility and a small portion (25-30%) would have to be slightly below market rate. He added that there will also be premium units that back onto the woodlot and that below market rate is still very significant rent.

Jenn Pasquini of 37 Weir Crescent was concerned that apartment buildings were not something that were disclosed to the existing owners in the neighbourhood, an increase in traffic flow and the entrance to one of the apartment buildings being off Weir Street.

Mr. Bokma advised the committee that a traffic impact assessment was completed during draft plan approval, before any house was built, showing good levels of service and access for these roads.

Keisha Chotoosingh of 24 Birchall Lane had concerns about the landlord and tenant agreement and what control the landlord has when renters want to sublet their units. Mr. Tarry advised that rents are controlled by the landlord and there are restrictions on how people can use the property and there is rent that is due.

Anna Romanowski of 35 Weir Crescent had concerns about parking spaces and traffic.

Mr. Bokma commented that when a traffic analysis is completed it takes into account morning and peak hours during a trip analysis and added that times are usually staggered.

Chris Herbert of 16 Sugar Bush Path had concerns with traffic and asked if there will be different construction access with introducing these buildings. Mr. Lyle advised that when practical they will provide another access.

Jom Ysa of 4 Sugar Bush Path would like to see townhouses instead of apartment buildings for street view purposes.

Susan Elliot of 14 Sugar Bush Path had concerns about the pathway, parking spaces, potential bird strikes, building materials, lighting impacts on homeowners and lack of transparency with the developer.

Ted Brown of 13 Sugar Bush Path was concerned with apartment buildings and lack of transparency with the developer.

Caroline Boyce of 37 Foxtail Lane asked if the buildings would be pet friendly, if the buildings would have amenity spaces and if visitor spaces are being provided.

Brandon Dietz of 11 Clover Circle was concerned with traffic flow and asked if there was a need for an additional traffic assessment. Mr. Bokma advised that there is no need for another traffic analysis at this point.

Pauline McKenzie Bridges of 57 Weir Crescent was concerned with parking and number of storeys being proposed.

Al Martinez of 18 Sugar Bush Path voiced he did not want to see apartment buildings.

There being no further questions or comments, Mr. Bokma asked that a resolution be brought forward.

THAT: SPC 14-21 submitted with respect to the proposal for a 3-storey apartment building with 15 units, located on Styles Drive (Block 50, Plan 11M-233) City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. Enter into an agreement with the City, pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended. The final approved plans shall be attached to the agreement as schedules and the agreement shall be registered on the title of the property,
3. The plans be amended, as directed by the Committee, specifically to reduce 2 parking spaces (26 and 27 on the plan) and the revised plans submitted to the Secretary of the Committee for circulation for final review prior to being appended to the agreement.

Carried.

**NEW BUSINESS**

**SPC 15-21 – Styles Drive (Block 49, Plan 11M-233)** – Proposed 3 storey apartment building with 43 units

Appearances

Doug Tarry, Doug Tarry Limited  
Martha Saucier, Doug Tarry Limited  
Deren Lyle, Cyril J. Demeyere Limited

Representation

Mr. Lyle advised the committee that Block 49 was always proposed to be an apartment building and the zoning permits a 3-storey building with up to 50 units. He added what is being proposed is a 3-storey building with 43 units and 1.25 parking spaces per unit.

Mr. Pompilii noted that the proposal meets the zoning regulations. He added that a minor variance was approved for the site which was technical and primarily to provide for greater buffering and landscaping along Styles Drive.

Mr. Graves asked for clarification on the building materials of the exterior and Mr. Tarry advised that the materials will be the same as being proposed for Block 50.

Mr. Bokma noted that engineering comments were previously forwarded to the applicant and are minor in nature.

Mr. Bokma opened the meeting up for questions from the public.

Jenn Pasqueny of 37 Weir Crescent asked if there was any opportunity to have the entrance off Styles Drive instead of Weir.

Mr. Lyle responded that the intention is to have one single point of entry and Weir Crescent is designed to be a local street which is a second classification in the city and the cross-section is large enough to support the traffic. He added there are sidewalks on the apartment building side and included landscaping to block some of the parking area to make it more visually appealing.

Mr. Pompilii requested that additional landscaping be added at the entrance of the parking lot and screening of the parking area to assist with this.

Caroline Boyce of 37 Foxtail Lane enquired if there would be a fence along the east side of the parking lot. Mr. Bokma responded there would be a 6-foot wood privacy fence.

Jamie Martinez of 25 Weir Crescent had concerns about transparency with the developer and asked if there were any plans to build a small park or designated area for families to go. Mr. Tarry responded that there are no plans but is working on a plan for the other side that will address walkability.

Susan Elliot of 14 Sugar Bush Path enquired about the zoning of Block 52 and traffic calming measures.

Mr. Pompilii responded that Block 52 is zoned commercial and was established when the subdivision was approved. He added it allows for a range of commercial uses and the zoning added an additional permitted use for an office building and accessory storage building. Mr. Lyle commented that each new subdivision takes into consideration traffic calming by having curvatures in the road and there is a roundabout at Feathers Crossing which will slow traffic down.

Caroline Boyce of 37 Foxtail Lane had concerns with traffic and asked about the impact this will have on Southdale. Mr. Tarry responded that it is single family residential and is limited to who is on Tanager and Hickory. He added that the trail system will be extended so that people on the east side of Miller's Pond can head north.

Miassar Aljarousha of 37 Styles Drive had concerns around transparency with the developer.

Jason Michelakos of 28 Weir Crescent has concerns with safety in the area, traffic congestion and lack of commercial in the area.

There being no further questions or comments, Mr. Bokma asked that a resolution be brought forward.

THAT: SPC 15-21 submitted with respect to the proposal for a 3-storey apartment building with 43 units, located on Styles Drive (Block 49, Plan 11M-233) City of St. Thomas, is approved subject to the following requirements:

1. Compliance with all other applicable regulations and municipal by-laws,
2. Enter into an agreement with the City, pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended. The final approved plans shall be attached to the agreement as schedules and the agreement shall be registered on the title of the property,

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3. The plans be amended as directed by the Committee, specifically by adding additional landscaping at the entrance and screening of the parking area, not to impact sight lines, and the revised plans submitted to the Secretary of the Committee for circulation for final review prior to being appended to the agreement.

Carried.

**ADJOURNMENT**

Motion by Mr. Graves – Mr. Pompili

THAT: The meeting be adjourned (12:00 p.m.)

Carried.